

WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1510-OH-2784017

PRELIMINARY JUDICIAL REPORT

SCHEDULE A

DESCRIPTION OF LAND

SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO:

AN ACCURATE DESCRIPTION AND PLAT OF WHICH ARE AS FOLLOWS, TO-WIT; AND KNOWN AS BEING SUBLOT NO.338 IN PAINESVILLE OVERLOOK SUBDIVISION OF PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT NO. 2, TRACT 3, AND PART OF LOT NO. 54, TRACT NO. 4, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION IN VOLUME I OF MAPS, PAGE 4 OF LAKE COUNTY RECORDS, AND BEING 55 FEET FRONT ON THE NORTHERLY SIDE OF CEDARBROOK DRIVE (FORMERLY OVERLOOK BOULEVARD) AND EXTENDING BACK 152.65 FEET ON THE WESTERLY LINE, 149.28 FEET ON THE EASTERLY LINE AND HAVING A REAR LINE OF 55.10 FEET, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS

Being located at the following address: 500 Cedarbrook Drive, Painesville, OH 44077

SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. Property tax for the Tax Year 2014 for parcel # 15C035B010120, in the amount of \$1,041.47 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
2. 19-901 Stormwater tax for the Tax Year 2014 for parcel # 15C035B010120, in the amount of \$21.00 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
3. 30-2021 Delq Water Painesville City Interim taxes for the tax year 2014, for parcel #15C035B010120, in the amount of \$97.24, Lake County, Ohio, are PAID.
4. 31-215 Unpaid Waste Painesville City taxes for the tax year 2014, for parcel #15C035B010120, in the amount of \$140.92, Lake County, Ohio, are PAID.
5. 30-3071 Delq Sewer Painesville City Interim taxes for the tax year 2014, for parcel #15C035B010120, in the amount of \$94.28, Lake County, Ohio, are PAID.
6. Mortgage from Gary A. Muehl Jr., unmarried to MERS, Inc. as nominee for EquiFirst Corporation dated April 15, 2005, recorded April 18, 2005, in (instrument) 2005R015039, in the amount of \$108,000.00, Lake County, Ohio., Assigned to The Bank Of New York Mellon Trust Company, National Association FKA The Bank Of New York Trust Company, N.A., As Successor To JPMorgan Chase Bank N.A., As Trustee For RAMP 2005-RS6, recorded on January 24, 2013, in (instrument) 2013R001986, Lake County, Ohio.
7. Mortgage from Gary A. Muehl, Jr., unmarried to MERS, Inc. as nominee for EquiFirst Corporation dated April 15, 2005, recorded April 18, 2005, in (instrument) 2005R015040, in the amount of \$27,000.00, Lake County, Ohio.
8. Bankruptcy filing by Gary A. Muehl, Jr. and Jennifer M. Muehl filed July 9, 2014 in the Bankruptcy Division of the U.S. District Court for the Northern District of Ohio, being Case No. 14-07017, 14-07018, 14-07019, 14-07020, 14-07021, 14-07022, 14-07023, 14-07024, 14-07025, 14-07026, 14-07027, 14-07028, 14-07029, 14-07030, 14-07031, 14-07032, 14-07033, 14-07034, 14-07035, 14-07036, 14-07037, 14-07038, 14-07039, 14-07040, 14-07041, 14-07042, 14-07043, 14-07044, 14-07045, 14-07046, 14-07047, 14-07048, 14-07049, 14-07050, 14-07051, 14-07052, 14-07053, 14-07054, 14-07055, 14-07056, 14-07057, 14-07058, 14-07059, 14-07060, 14-07061, 14-07062, 14-07063, 14-07064, 14-07065, 14-07066, 14-07067, 14-07068, 14-07069, 14-07070, 14-07071, 14-07072, 14-07073, 14-07074, 14-07075, 14-07076, 14-07077, 14-07078, 14-07079, 14-07080, 14-07081, 14-07082, 14-07083, 14-07084, 14-07085, 14-07086, 14-07087, 14-07088, 14-07089, 14-07090, 14-07091, 14-07092, 14-07093, 14-07094, 14-07095, 14-07096, 14-07097, 14-07098, 14-07099, 14-07100, 14-07101, 14-07102, 14-07103, 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